



CITY OF CHICAGO



COMMITTEE ON HOUSING & REAL ESTATE

CITY COUNCIL

CITY HALL - 3RD FLOOR

121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

ALDERMAN BYRON SIGCHO-LÓPEZ
CHAIRMAN

PHONE: 312-744-0584

Monthly Rule 45 Report

Pursuant to the Rule 45 of the City of Chicago Rules and Order, the Committee on Housing and Real Estate submits the following monthly report for May 2026. On Monday, May 4th, 2026, at 12:30 pm, the Committee on Housing and Real Estate held a subject matter hearing in Council Chambers.

The following members were present:

Alderman Sigcho-López (Chairman) (25)

Alderman Mitchell (Vice-Chair) (7)

Alderman La Spata (1)

Alderdwoman Dowell (3)

Alderman Robinson (4)

Alderman Quinn (13)

Alderdwoman Taylor (20)

Alderman Burnett (27)

Alderdwoman Rodriguez-Sanchez (33)

Alderman Quezada (35)

Alderdwoman Mitts (37)

Alderdwoman Hadden (49)

Remote Participation: Alderdwoman Harris (8), Alderman Moore (17), Alderdwoman Scott (24)

The following members were absent: Alderdwoman Tabares (23), Alderperson Fuentes (26), Alderman Villegas (36), Alderdwoman Clay (46), Alderdwoman Manaa-Hoppenworth (48)

The Chairman called the meeting to order at 12:46 pm. After quorum was established, the Chairman accepted a motion by Alderman Quezada to allow for remote participation by Alderpersons Harris, Moore, and Scott, which was approved by voice vote. There were five public speakers and three written public comments.

Public Comment:

- The following individuals gave public comment regarding city-wide issues of homelessness and inequity: Princess Shaw, Tiwon Sims, Zoe Leigh, George Blakemore, and Jessica Jackson.

Written Public Comment:

- John Paul Jones submitted a comment in support of the subject matter hearing topic.
- Anton Seals Jr. submitted a comment in support of the subject matter hearing topic.
- Brenna Townley submitted a comment encouraging the City Council to pass an eviction moratorium.

The Committee addressed the following items:

1. **Subject Matter Hearing on legislative efforts in Springfield related to housing.**
 - o No vote was taken on this matter.

- The following individuals provided testimony on SB 1486 and HJRC002, legislation in Springfield around rising homeowner's insurance rates and avenues for property tax relief.
 - o State Senator Graciela Guzman (20th District)
 - o State Representative La Shawn K. Ford (IL-8th District)
 - o Director Abe Scarr from the Illinois Public Interest Research Group (PIRG).
- Following the speaker's opening remarks and testimony, the following Alderpersons asked clarifying questions:
 - o Alderwoman Taylor, Alderman La Spata, Alderwoman Dowell, and Alderwoman Mitts
- The second portion of the hearing focused on the proposed legislation known as the Homes for Every local Protector, Educator, and Responder (THE HELPER ACT). The following individuals provided testimony on this act:
 - o Sam Royer, Founder of Salute Home Loans (principal drafter)
 - o Tim Sommerfelt, President of Emergency Medical Services Labor Alliance (EMSLA)
 - o Maya Harris-Cameron, Director of The Reserve Component
- Following the speaker's opening remarks and testimony, the following Alderpersons asked clarifying questions.
 - o Alderwoman Taylor

The Committee having no further business, on a motion made by Vice-Chair Mitchell, the meeting was adjourned.

On Wednesday, May 13th, 2026, at 12:30 pm, the Committee on Housing and Real Estate held a meeting in Room 201A.

The following members were present:

Alderman Sigcho-López (25) (Chairman)
 Alderman Mitchell (7) (Vice-Chair)
 Alderman La Spata (1)
 Alderwoman Harris (8)
 Alderman Quinn (13)
 Alderman Moore (17)
 Alderwoman Tabares (23)
 Alderwoman Scott (24)

Alderperson Fuentes (26)
 Alderman Burnett (27)
 Alderwoman Rodriguez-Sanchez (33)
 Alderman Villegas (36)
 Alderwoman Clay (46)
 Alderwoman Manaa-Hoppenworth (48)
 Alderwoman Hadden (49)

Remote Participation: Alderwoman Dowell (3), Alderman Robinson (4), Alderwoman Taylor (20), Alderman Quezada (35), Alderwoman Mitts (37)

The Chairman called the meeting to order at 12:41 pm. After quorum was established, the Chairman accepted a motion by Alderwoman Rordiguez-Sanchez to allow for remote participation by Alderpersons Dowell, Robinson, Taylor, Quezada, and Mitts, which was approved by voice vote. There were fourteen public speakers and seventeen written public comments.

Public Comment:

- Jahzarah Hobbs, an eighth-grade student, spoke to efforts of young people helping the mayor's efforts to end and prevent homelessness.
- Illiana Haven with Access Living spoke in support of agenda item #3.
- Tiwon Sims spoke on their personal experiences.
- Catherine Spohnholtz, Condo President for Park Place Towers, spoke in support of agenda item #2.
- Jessica Jackson spoke on their personal experiences.
- Amy Masters with BOMA Chicago spoke in support of item #2
- Zoe Leigh spoke on their personal experiences.
- George Blakemore spoke on their personal experiences.
- Damika I. with Access Living spoke in support of agenda item #3.
- Rev. Lenell McGee Sr. spoke in support of agenda item #10.
- Sean Mills spoke in support of agenda item #3.
- Etta Davis spoke in support of agenda item #3.
- Qushona Harris spoke to an initiative to help people experiencing homelessness.
- Dr. Sandy A. Norman with Life Beyond Limits spoke to issues facing certain re-entry programs.

Written Public Comment:

- Jessica Weller submitted a comment encouraging the City Council to pass an eviction moratorium.
- Sara Jo Alò submitted a comment encouraging the City Council to pass an eviction moratorium.
- Natashya Jacob Mote submitted a comment encouraging the City Council to pass an eviction moratorium.
- Carley Bran submitted a comment in support of agenda item #3.
- Marlon English submitted a comment encouraging the City Council to pass an eviction moratorium.
- Rowan Balagot submitted a comment in support of agenda item #2.
- Robert Goldstein submitted a comment in support of agenda item #2.
- Maija Rothenberg submitted a comment in support of agenda item #2.
- Michael Baker submitted a comment in support of agenda item #2.
- Karen Coleman submitted a comment in support of agenda item #2.
- Catherine Spohnholtz submitted comments in support of agenda item #2.
- Teresa Rogers submitted a comment in support of agenda item #2.
- John Paul Jones submitted a comment in support of agenda item #1.
- The Chicago Rehab Network submitted a comment with concerns on agenda item #2.
- The Chicago Housing Authority submitted a comment in support of agenda item #3.
- Patrick Carey, on behalf of the Illinois Housing Council, submitted a comment of no objection to agenda item #3.
- Paul Grohne submitted a comment in opposition of agenda item #2.

Approval of April 2026 Rule 45 Report

- Alderwoman Manaa-Hoppenworth moved to approve the report, which was approved by voice vote.

The Committee addressed the following items:

1. **([O2026-0024022](#)) Amendment of Municipal Code Chapter 2-4 by adding Section 2-4-130 regarding annual report on homelessness and affordable housing.**
 - First Deputy Mayor for Health and Human Services and Director of the Mayor's Office of Homelessness, Jonah Anderson, was present to testify, give a presentation, and answer any questions. Matt Stern, Deputy Commissioner for the Department of Housing, and Kimberly Howard, Senior Director of Family Support Programs for the Department of Family and Support Services, were also present to answer any questions.
 - Alderpersons La Spata, Taylor, Manaa-Hoppenworth, Villegas, and Mitts asked clarifying questions.
 - Alderwoman Clay and Manaa-Hoppenworth moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on May 20th, 2026.
2. **([SO2026-0024086](#)) Amendment of Municipal Code Sections 14X-8-802.2.2 and 14X-8-802.3.2 to modify dates for minimum temperature requirements in dwelling units, sleeping units and indoor occupiable workspaces.
(Introduced by Alderwoman Clay)**
 - Alderwoman Rodriguez-Sanchez moved to accept and consider the substitute ordinance.
 - Lead Sponsor, Alderwoman Clay, was present to give opening remarks, testify, and give a presentation on the ordinance. Grant Ulrich, Managing Deputy Commissioner from the Department of Buildings, was also present to answer any questions.
 - Alderwoman Hadden spoke in support of this ordinance.
 - Alderperson Fuentes moved to approve the ordinance, which passed by voice vote as substituted, and reported out at the City Council meeting on May 20th, 2026.
3. **([SO2024-0012422](#)) Amendment of Municipal Code Title 5 by adding new Chapter 5-30 entitled "Centralized Listing Portal Working Group Ordinance."
(Introduced by Alderwoman Hadden)**
 - Alderwoman Manaa-Hoppenworth moved to accept and consider the substitute ordinance.
 - Lead Sponsor, Alderwoman Hadden, was present to give opening remarks. Emily Coffey with Chicago Lawyers Committee for Civil Rights and Don Washington with Chicago Housing Initiative was also present to give a presentation and answer any questions. Sean Mills with the AHAD Coalition and Edwin Ortiz-Reyes, Director of Planning, Research, & Development with the Department of Housing, were also present to answer any questions.
 - Lead co-sponsor, Alderman Villegas and Alderpersons Burnett, Scott, Clay, and La Spata all spoke in support of this ordinance.
 - Alderman La Spata moved to approve the ordinance, which passed by voice vote as substituted, and reported out at the City Council meeting on May 20th, 2026.

4. **([O2026-0024945](#)) Sale of City-owned property at 4321, 4323, 4324, 4327, 4329, 4333, 4335, 4339, 4341 and 4343 S Langley Ave and 724, 736, 738 and 744 E 44th St (Ubuntu Village) to Sunshine Management LLP under ChiBlockBuilder and City Lots for Working Families. (4th Ward)**
 - Brian O'Donnell from the Department of Housing was present to testify, give a presentation, and answer any questions.
 - Alderpersons Hadden and Clay asked clarifying questions.
 - Alderwoman Hadden moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on May 20th, 2026.
5. **([O2026-0024951](#)) Sale of City-owned property at 4225 S St. Lawrence Ave to JacobDaBuilder, Inc. under ChiBlockBuilder. (4th Ward)**
 - Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderman La Spata moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on May 20th, 2026.
6. **([O2026-0024952](#)) Sale of City-owned property at 4231 S St Lawrence Ave to JacobDaBuilder, Inc. under ChiBlockBuilder. (4th Ward)**
 - Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Manaa-Hoppenworth moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on May 20th, 2026.
7. **([O2026-0024948](#)) Sale of City-owned property at 1147 S Independence Blvd to Roosdi Property LLC under ChiBlockBuilder. (24th Ward)**
 - Meg Gusatfson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderman La Spata moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on May 20th, 2026.
8. **([O2026-0024949](#)) Sale of City-owned property at 6800 and 6802 S Hermitage Ave to Wood St. Collective LLC under ChiBlockBuilder. (17th Ward)**
 - Meg Gusatfson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderpersons La Spata and Hadden asked clarifying questions.
 - Alderwoman Hadden moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on May 20th, 2026.

9. **([O2026-0024950](#)) Sale of City-owned property at 1150 and 1152 N Mayfield Ave to Sowed Up Farms under ChiBlockBuilder. (29th Ward)**

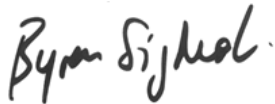
- Meg Gusatfson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderman La Spata asked clarifying questions.
- Alderperson Fuentes moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on May 20th, 2026.
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10. **([O2026-0024953](#)) Sale of City-owned property at 6515 S Aberdeen St to Janet Mosley Gaither, 6520 S Aberdeen St to Justine Stephens and 749 and 747 W 54th St to Eureka Missionary Baptist Church. (16th Ward)**

- Meg Gusatfson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions. Applicants Janet Mosley Gaither and Justine Stephens were also present to testify and answer any questions.
- Alderwoman Hadden asked a clarifying question.
- Alderperson Fuentes moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on May 20th, 2026.

The Committee having no further business, on a motion made by Alderperson Fuentes, the meeting was adjourned.

Respectfully submitted,



Byron Sigcho-López
Chairman, Committee on Housing and Real Estate